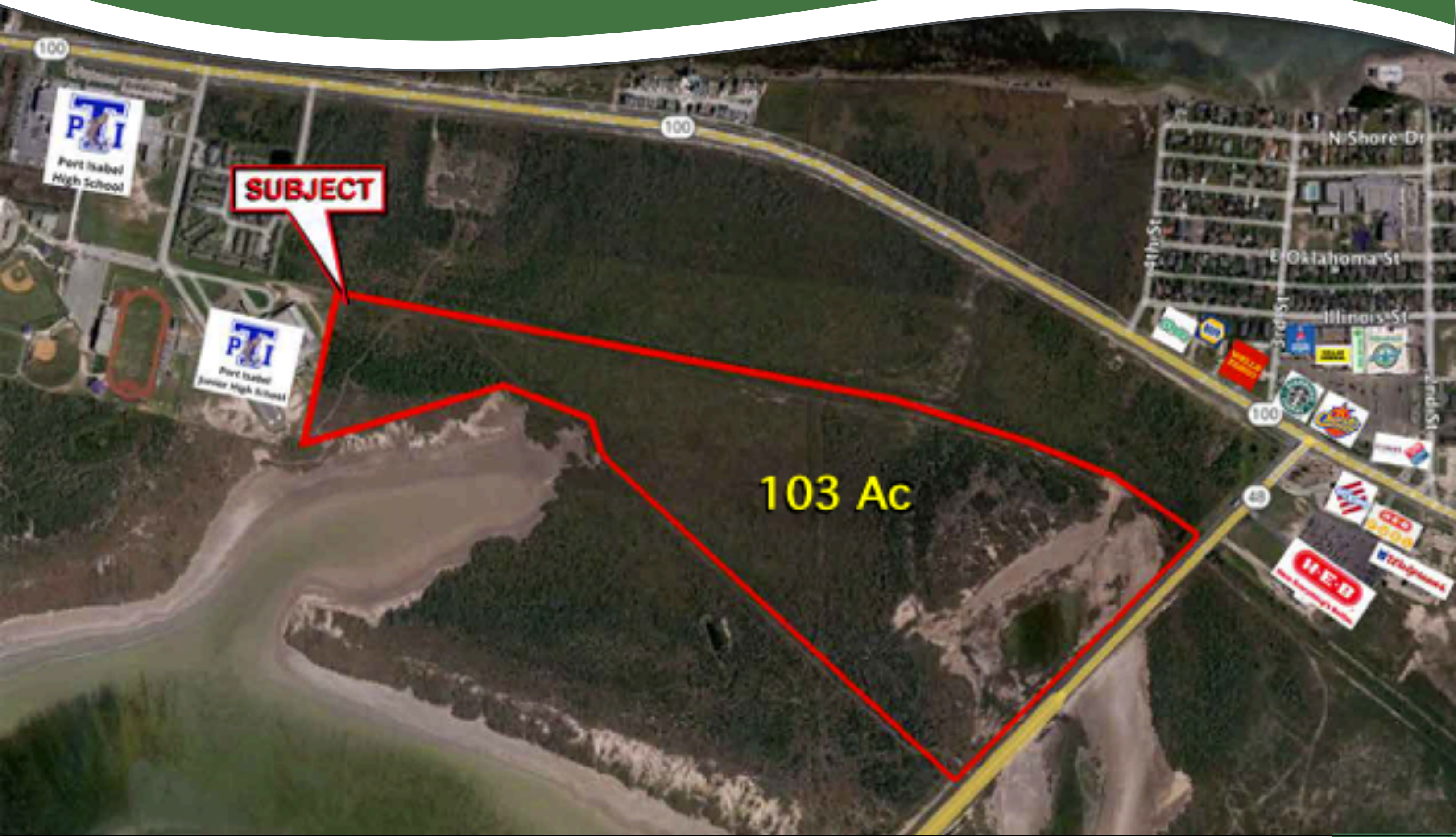
103 Acres Development Land

Hwy 48
Port Isabel, Texas



AVAILABLE:
103 Acres

SALES PRICE:
$2,060,000.00

PRICE/ACRE:
$20,000.00

PRICE/SQFT:
$0.46

LOCATION:
The west side of Hwy 48 (Brownsville - Port Isabel Hwy) and south of Hwy 100 (E Ocean Blvd).

UTILITIES:
Water: Laguna Madre Water District
Sewer: Laguna Madre Water District
Electric: American Electric Power

SUMMARY:
Great residential and multi-use development site. One of the last large development sites in the heart of Port Isabel

ZONING:
Planned Development District (PDD)

Coastal Realty

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2901 Central Blvd, Suite A, Brownsville, TX, 78520

DEVELOPMENT LAND FOR SALE

AERIAL

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NEW AREA EMPLOYERS

The 774-foot containership was built at the Keppel AmFELS yard at the Port of Brownsville. The MV George III is the first of two new containerships to join Pasha Hawaii's fleet, serving the Hawaii/Mainland trade lane.

Pasha Hawaii Announces Delivery of LNG-Fueled *MV George III* at Keppel AmFELS

Hawaii-based Pasha Hawaii, together with Texas-based Keppel AmFELS, on July 28, announced the delivery of the *MV George III*, the first Liquefied Natural Gas (LNG) powered vessel to fuel on the West Coast and the first to serve Hawaii.

The 774-foot LNG-fueled containership is the first of two new 'Ohana Class containerships to join Pasha Hawaii's fleet, serving the Hawaii/Mainland trade lane.

Operating fully on natural gas from day one, the new Jones Act vessel surpasses the International Maritime Organization (IMO) 2030 emission standards for ocean vessels, representing the most technologically advanced and environmentally friendly vessel to serve Hawaii. Energy efficiencies are also achieved with a state-of-the-art engine, an optimized hull form, and an underwater propulsion system with a high-efficiency rudder and propeller.

The vessels are named in honor of George Pasha, III and Janet Marie, the late parents of The Pasha Group President and CEO George Pasha, IV, marking three generations of service to Hawaii.

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NEW AREA EMPLOYERS

NextDecade Announces Agreement with ExxonMobil

NextDecade Corporation announced July 27, the execution of a 20-year sale and purchase agreement with ExxonMobil LNG Asia Pacific for the supply of liquefied natural gas (LNG) from NextDecade's Rio Grande LNG proposed export project at the Port of Brownsville.

NextDecade to supply China Gas with US LNG

By Molly Burgess | 6 July 2022

China Gas will purchase one million tonnes per annum of US LNG from NextDecade Corporation under a 20-year sales and purchase agreement (SPA) signed on Tuesday (5th July).

Signed by China Gas Hongda Energy Trading, a China Gas subsidiary, the deal will see LNG supplied from the second train of the Rio Grande LNG export project in Brownsville, Texas.

Commercial operation of the train is set to commence as early as 2027.

Matt Schatzman, Chairman and CEO of NextDecade, said, "We are pleased to announce the signing of this long-term SPA with China Gas, one of China's largest natural gas distribution companies supplying approximately 43 million households across China."

"This SPA demonstrates the continued acceleration of Rio Grande LNG project's commercial momentum and highlights our successful strategy of offering customers flexible, competitive and low-carbon intensive LNG."

Yalong Qi, General Manager of China Gas Hongda Energy Trading, added, "The signing of this long-term SPA with NextDecade will further optimise China Gas' portfolio, expand resource supply channels and ensure that we can meet our customers' growing demand for quality reliable and low carbon content energy."

"This SPA demonstration China Gas' determination to unswervingly implement China's national low-carbon energy development strategy."

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date